

STEEPLECHASE
2026 JULY BOARD MEETING
DATE: 7/28/2026
TIME: 6:00 PM
LOCATION: Clubhouse
Minutes

I. CALL TO ORDER:

The meeting was called to order at 6:04 p.m.

II. ATTENDANCE W/ ROLL CALL:

Board: David Egan, William Jones, Justin Buckhorst, and Joyce Shibilia. Tina Mason arrived shortly after the start of the meeting, during the financial report. Teresa Dunican and Michael Blevins were absent with prior notice.

Management: Stonegate Property Management – Russell Wesley.

Owners: One (1) homeowner present.

III. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:

Joyce motioned to approve the June minutes as written, waiving the reading; William seconded. With no one opposed, the motion passed and the minutes were approved as presented.

IV. OWNER OPEN FORUM:

One homeowner was present and did not raise any items for the open forum.

V. MANAGEMENT REPORT

Management presented the reconciled June financial package.

Current Account Balances as of 6/30/2026:

Operating Account: \$84,150.04

Reserve Cash: \$97,466.61

CDs:

GE Credit Union 6-Month – \$27,178.89 – renews 8/27/2026

GE Credit Union 9-Month – \$54,400.00 – renews 12/29/2026

Columbia 6-Month – \$27,434.43 – renews 11/09/2026

Aged receivables at the end of June were \$11,418.98. Current aged receivables are \$16,885.38 as of 7/27/2026, an increase reflecting the July quarterly assessment billing. Management sent approximately ten new demand letters the day prior to the meeting for accounts meeting the demand-letter criteria and requested status updates on four accounts currently in collections with the attorney. Account-specific delinquency details were deferred to executive session.

VI. OLD BUSINESS:

Interior Decoration of Clubhouse

Vinyl Flooring: The board revisited the Carpets Direct proposal. The board elected to retain the existing ceramic tile in the kitchen/front area rather than tear it out, eliminating the expense of removing tile and disturbing the cabinetry; a transition break will be installed between the existing tile and the new flooring. The carpeted area and adjoining flooring will be replaced with luxury vinyl plank. The quote will be revised to: remove the ceramic tile take-up from the scope, remove and replace any existing quarter round, and supply and install new quarter round throughout – primed, painted, caulked, and nail holes filled. Painting of the existing baseboards will be handled separately, as it falls outside the flooring contractor's scope. Management will request a revised quote from Carpets Direct, along with a floor plan of the clubhouse, which would also be useful for rental purposes. The board was in agreement with this direction by consensus. A homeowner provided background that a portion of the existing flooring had previously been replaced due to water intrusion from the adjoining wall.

Furniture: The item remains tabled until the flooring work is completed. Tina Mason has taken over researching furniture options and noted she frequently finds high-quality, near-new pieces at significant discounts through market shopping for her staging business. The board was open to quality secondhand finds provided they look new and are appropriately priced for a heavily used space, and discussed sending a quick email to the full board when a find arises, since such items move fast.

Reserve Study Update

Management reviewed the Reserve Advisors proposal for an updated reserve study at \$3,550.00. The current study dates to 2019 – approaching eight years old – is based on pre-pandemic cost assumptions, has not been funded per its recommendations, and is beyond the typical three-to-five-year update cycle. With budget season beginning, management emphasized the updated study's value as a planning tool. Board members expressed support. **William motioned to approve the reserve study update at a cost of \$3,550.00; Justin seconded. With none opposed, the motion passed.**

Collection Policy

The association's attorney (Shur Law) completed review of the drafted collection policy and found it in order, with one recommendation: remove the provision limiting the payment plan to a one-time offer, leaving repeat plans to the board's discretion. Management stated that as a matter of practice it will offer a payment plan to an owner only once without board approval; any subsequent plan will require a board decision, keeping the practice consistent while retaining board control. The policy's default provision remains: if an owner defaults on a plan, the account proceeds directly back to collections. **Tina motioned to approve the collection policy with the noted changes; Justin seconded. The motion passed.**

FrontSteps Portal

Management provided an update on the FrontSteps community portal transition. FrontSteps is live and being used for community emails; management is building the new website to mimic the current site as closely as possible and expects it functional by the next meeting, with a community rollout anticipated for late August or September. The remaining technical hurdle is embedding the clubhouse rental calendar on the public-facing site so outside renters can view availability; a shared, view-only calendar is the planned solution, pending a response from the FrontSteps developers.

Once live, residents will have a single login to view their ledger, make payments, submit work orders and architectural applications, and reserve the clubhouse. Clubhouse reservations by owners will be charged directly to their account and are not confirmed until paid, which addresses bounced-check and no-penalty-cancellation issues under the current manual process; the board also expressed interest in a cancellation fee. Outside renters will be booked by the clubhouse coordinator on their behalf, with payment sent directly to management. The board briefly discussed rental rates – current rates are comparable to other communities but likely low; recent data shows roughly one non-resident rental per month (about 20-25% of rentals historically). The board agreed to revisit rates after the planned clubhouse improvements are completed. The new site will replace the current website, eliminating that budget line item.

VII. NEW BUSINESS:

A&A Bush Hog Service Delay

The scheduled bush hog service was delayed because the association's representative at A&A was let go, which management learned after being unable to reach him. Residents reported the service incomplete; A&A returned and the work was completed the day before the meeting. Management will also follow up with A&A regarding weeds growing up along the walking trail at the lake.

Lower Lake Dredging

A board member asked for a status on the lower-lake dredging. Management is to receive a two-week notice before work begins and had been told late July; since work has not started, management will follow up with Lake Doctors.

Pool Maintenance

Board members reported the pool had not been circulating properly, with debris and hair found in the drains, and a section of coping/molding missing along the top edge of the shallow end. Management will follow up with Art Daniels regarding cleaning and inspection expectations – chemical checks, pool inspection, and restroom cleaning should be occurring daily – and will check the missing coping against the warranty, as that work was completed last year. Some recent improvements at the pool were acknowledged.

Upper Lake Algae

A board member raised an algae problem at the upper lake, which accumulates at the far end where the water has little movement. The aerators appeared to be functioning, and the bloom may be heat-related. Management will follow up with Lake Doctors.

Fall Yard Sale

The board discussed holding a fall community yard sale, with August 29 and September 12 identified as candidate Saturdays. An email will be sent to the full board, including the absent members, to select the date. Management will put up the banner and yard stakes about a week prior and send a community notice once the date is set.

Builder Sign at Roundabout

A board member asked how the builder obtained rights to place a sign at the corner by the roundabout, since clear-sight restrictions previously prevented the association from installing its monument sign there. Management will look into it.

VIII. NEXT MEETING:

August 25, 2026. Management noted planned vacation around that date but will attend the meeting and will work to distribute the packet ahead of time.

IX. ADJOURNMENT:

The meeting was adjourned to executive session at 6:40 p.m.